

AGENDA ITEM: IIIa**SITE NAME:****HPO File no. 060901****SITE LOCATION:** 713 W. Cottage Street – Norhill Historic District**Owner:** William Davis**Applicant:** William Davis

Time Frame	Date Accepted	35-day Consider	70-day Action	90-day Limit
	Sept-08-2006	Oct-14-2006	Nov-13-2006	Dec-08-2006

SITE INFORMATION: Lot 13, Block 217, East Norhill Addition, City of Houston, Harris County, Texas. The site is a vacant lot.

TYPE OF APPROVAL REQUESTED: On August 24, 2005 the HAHC granted a certificate of appropriateness to Neighborhood Protection Division of the City of Houston to demolish the two-story residence on the site, which had been declared by the City of Houston as hazardous to the health and safety of the public as defined by the Houston Code of Ordinances. Demolition was supported by Proctor Plaza Neighborhood Association Deed Restrictions Committee. The current owner of the lot requests approval of a certificate of appropriateness for the following work:

- Construction of a one and one-half story dwelling; construction of a two-story, detached wood frame garage;
- The footprint of the dwelling will be 27'-5" wide fronting W. Cottage Street and 69'-0" deep; the dwelling will be setback from W. Cottage 15'-0" and setback from the west property line (side) 3'-0"; the garage will be setback 3'-0" from the east (side) and 5'-0" from the north (rear) property line;
- the total height of the dwelling to the roof ridge is 30'-0";
- The house will be constructed on a raised, pier and beam foundation with wood lattice panels between piers;
- The exterior fabric of the building consists of smooth 7 1/4" Hardi-plank horizontal lap siding;
- Windows will be painted, double-hung wood sash with 1/1 lights on all elevatoinis; the entry door facing W. Cottage Street will be a wood, cottage type door with upper glass light with sidelights on either side of same profile as door;
- The dwelling features a porch across the entire front façade which will be located under the main roof which is a side gable roof; roof will be clad in asphalt composition shingles; porch will be supported by four, painted tapered wood posts mounted on brick pedestals (monochromatic in color) facing the street; porch will feature a painted wood, stick balustrade which will be 42" in height; porch ceiling will be painted wood; porch deck will consist of wood, tongue and grove flooring; porch will be accessed by wood steps which will feature hand railings to match porch balustrade; stair railing will be supported on either side at top of porch and at bottom of porch at grade by 4 x 4 wood newel posts; house will feature painted wood, window and door trim and wood fascia and soffit and eave overhang; overhang will be closed on the sides of the roof and roof will feature exposed rafter ends on

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the front and rear; front slope of main roof will feature a shed dormer featuring five, wood windows with 1/1 lights; front and sides of dormer will be clad with same siding as main house; dwelling will feature a rear porch on the first floor and a side porch which will be inset under the main roof on the second floor; porches will feature square wood posts and same porch detailing as front porch; a similar type one-story porch (breezeway) will connect the main house at the rear to the west side of proposed garage; breezeway will be covered with a gable roof (not visible from street);

- Proposed two-story, garage will be built on a slab foundation; total height of garage to roof ridge will be 28'-0"; garage will be 19'-9 1/2" wide and 20'-0" deep; garage will feature a side gable roof covered with asphalt composition shingles to match house; garage will feature same type windows on the second floor facing street as proposed house; an entry door will be placed on the west elevation (side) of garage facing side yard (not visible from street); upper floor will be accessed by a wood staircase and platform at second floor entry door (not visible from street); staircase railing to match proposed for house; double garage door will consist of Craftsman type door without windows; garage will be clad with same siding as house; door trim, fascia and soffit and eave overhang to match house.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic two-story American Four Square home, built circa 1925, was classified as "potentially contributing" due to an alteration to the entry door and the physical condition.

On August 24, 2005 the HAHC granted a certificate of appropriateness to Neighborhood Protection Division of the city of Houston to demolish the two-story residence on the site which had been declared by the City of Houston as hazardous to the health and safety of the public as defined by the Houston Code of Ordinances. Demolition was supported by Proctor Plaza Neighborhood Association Deed Restrictions Committee.

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

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AGENDA ITEM: IIIa

HPO File no. 060901

SITE NAME:

SITE LOCATION: 713 W. Cottage Street – Norhill Historic District

APPROVAL CRITERIA FOR NEW CONSTRUCTION:

Sec. 33-242. Same-New construction in historic district.

(a) The HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The new construction must be compatible with the setbacks along the blockface and facing blockface(s);
- ☒ ☐ ☐ (2) The exterior features of new construction must be compatible with the exterior features of structures along the block face and facing blockface(s); and
- ☒ ☐ ☐ (3) The proportions of the new construction, including height, width, length, and roofline, must be compatible with structures and objects along the blockface and facing blockface(s).

STAFF RECOMMENDATION:

Approval of the certificate of appropriateness as requested by the applicant.

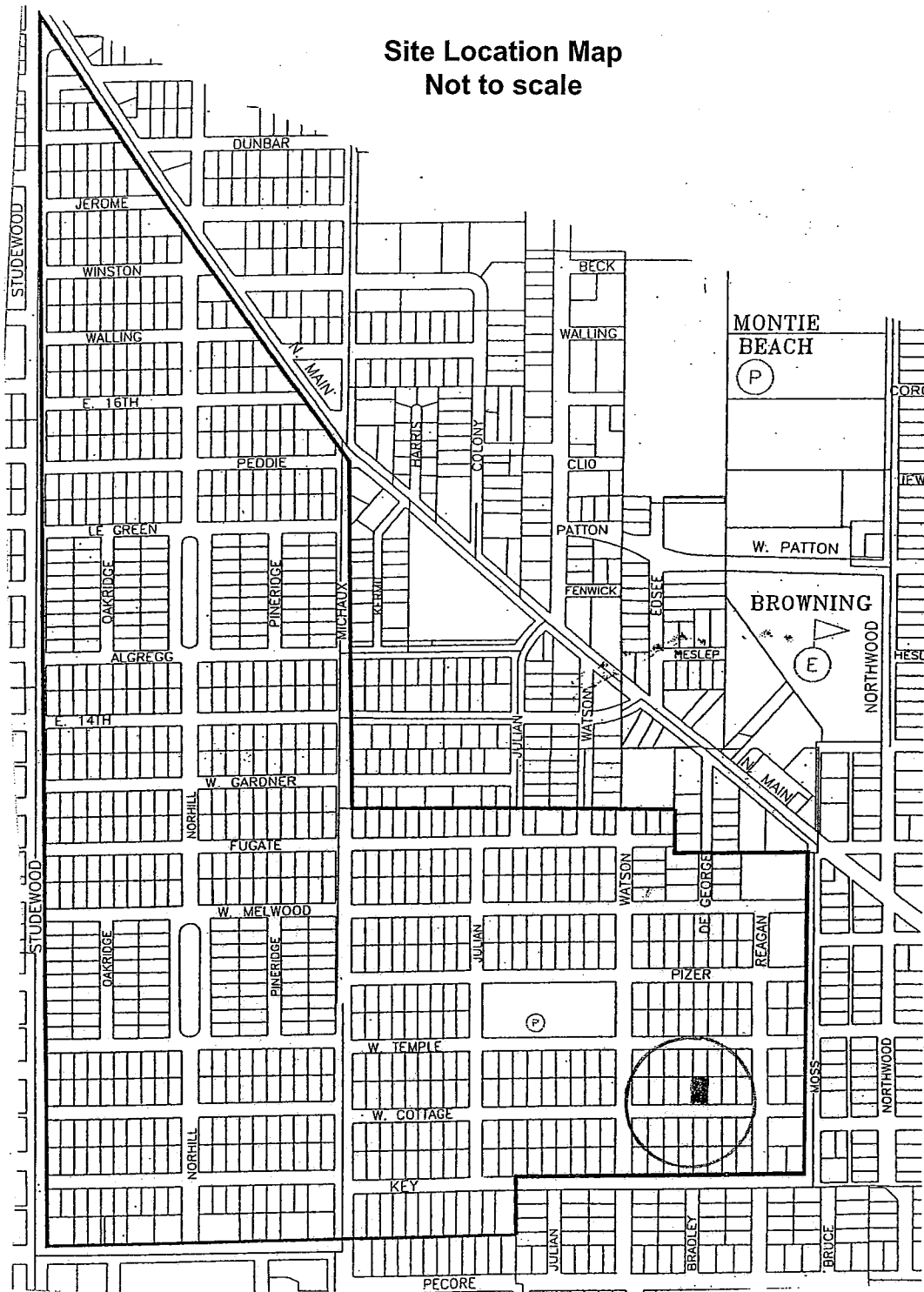
CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: IIIa

SITE NAME:

HPO File no. 060901

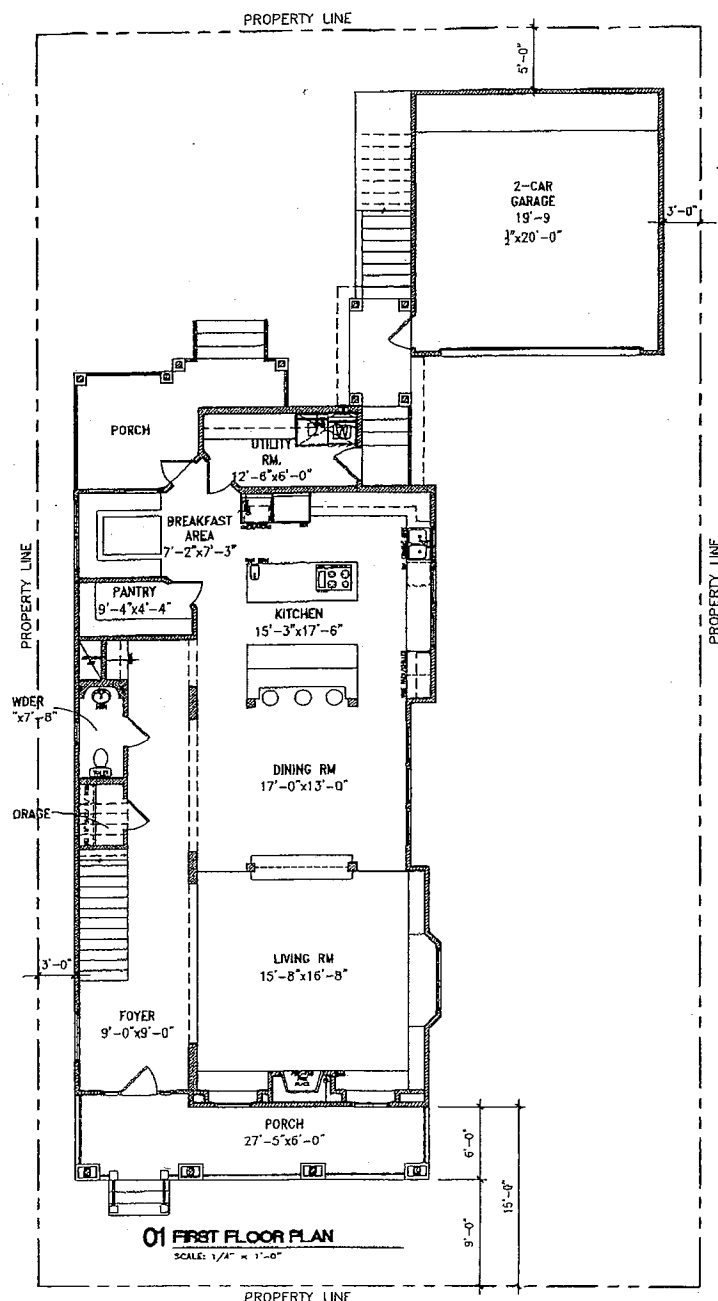
SITE LOCATION: 713 W. Cottage Street – Norhill Historic District



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AGENDA ITEM: IIIa

HPO File no. 060901

SITE NAME:**SITE LOCATION:** 713 W. Cottage Street – Norhill Historic District**Site Plan
Not to scale****CERTIFICATE OF APPROPRIATENESS**

AGENDA ITEM: 1a

HPO File no. 060901

SITE NAME:

SITE LOCATION: 713 W. Cottage Street – Norhill Historic District

Proposed Construction – South Elevation – facing W. Cottage Street
Not to scale



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: IIIb**HPO File No. 060902****SITE NAME:****SITE LOCATION:** 4035 Norhill Boulevard – Norhill Historic District**Owner:** Mauricio Rodriquez**Applicant:** Diego Reyes, architect

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	Sept-08-2006	Oct-14-2006	Nov-18-2006	Dec-08-2006

SITE INFORMATION:

Lot 1, Block 126, North Norhill Addition, City of Houston, Harris County, Texas. The site includes a one-story, wood frame historic residence and a wood frame garage.

TYPE OF APPROVALS REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Demolish the existing garage.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic house, built circa 1940, was classified as a one-story, Bungalow and listed as "potentially contributing" due to alterations to the siding and handi-cap ramp at entry porch. The garage, built circa 1950, was listed as "potentially contributing" due to alterations as well.

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

APPROVAL CRITERIA FOR DEMOLITION...

Sec. 33-247. Same

- (a) The issuance of a certificate of appropriateness for the demolition of a landmark, a contributing structure or a potentially contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment by the applicant of an unreasonable economic hardship or the establishment of an unusual and compelling circumstance.

- (3) Determination of the existence of an unusual or compelling circumstance shall be based upon the following criteria:

S D NA

S – satisfies D – does not satisfy NA – not applicable

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City of Houston

Planning and Development Department, Development Services

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AGENDA ITEM: IIIb

HPO File No. 060902

SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

- ☒ ☐ ☐ (a) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

When the survey was completed for the Norhill Historic District, all buildings and structures that were visible from a public right of way were inventoried and classified as "Contributing," "Potentially contributing" and "Non-contributing." However, the primary buildings, not the secondary buildings (garages), were used in the determination and evaluation of the architectural and historical significance of the historic district. Furthermore, what is significant about the neighborhood is that on the sites where a parking structure (garage) exists, the structure is located to the rear of the sites, and these structures are subordinate to the historic primary building, which is a feature of the character of the historic district.

- ☒ ☐ ☐ (b) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

When the Norhill neighborhood was first developed, not all sites were constructed originally with both a historic house and a garage. If a garage structure was built at the same time as the historic house, it was typically built without any architectural distinction and with inferior materials, usually pine, which was susceptible to the weather and insect damage. Also they were usually constructed without a concrete foundation slab but rested on very short blocks with a dirt floor inside. Many of these original garages have already been replaced since the buildings deteriorated due to water or insect penetration. Furthermore, many of the original one car garages, and some of the two car garages built subsequently, are being replaced by an appropriately, sized garage.

Since the condition of the garage at 4035 Norhill Boulevard is very poor due to years of water and insect damage, the owner has requested that the building be demolished.

- ☒ ☐ ☐ (c) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect

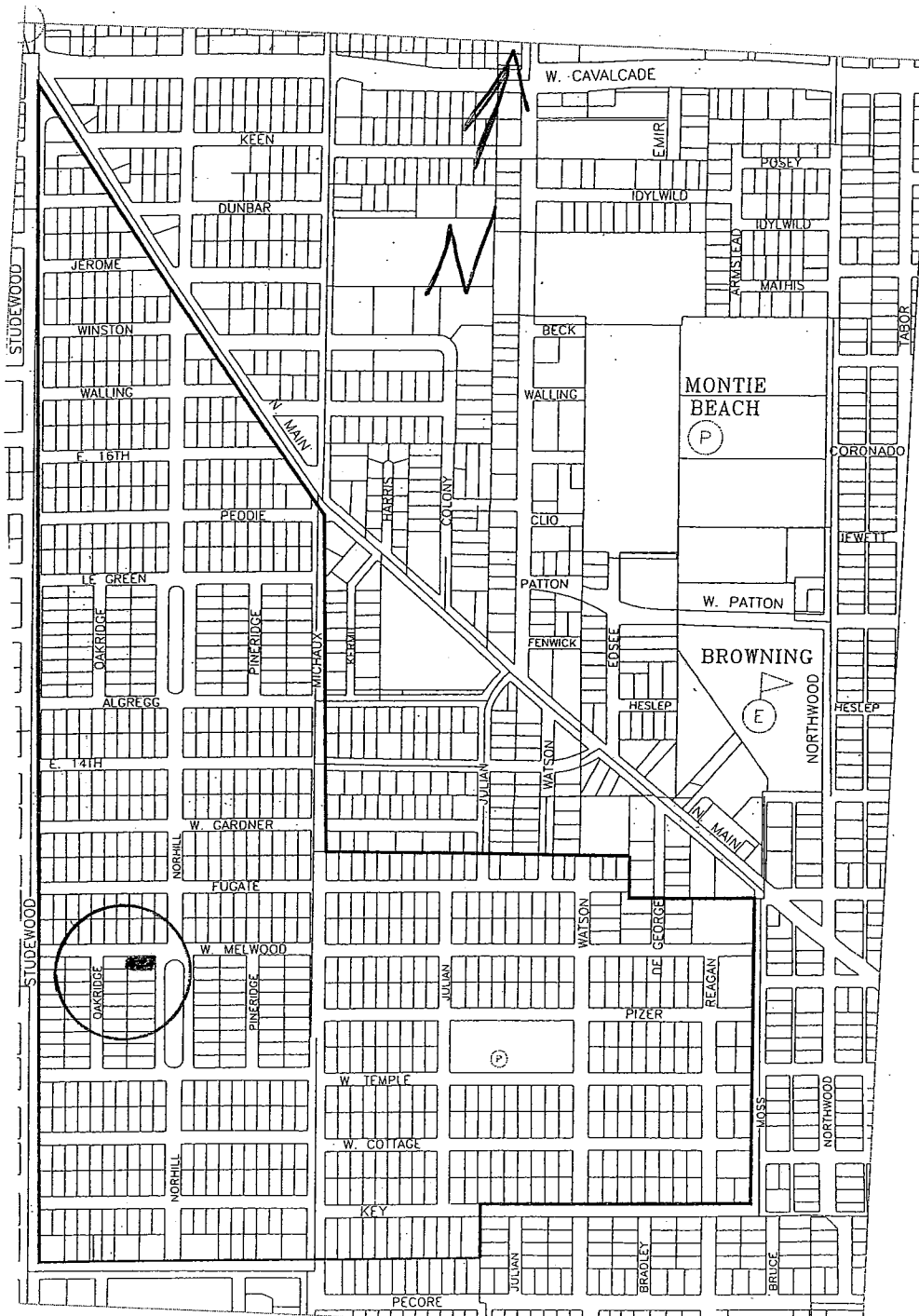
STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

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SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

Site Location Map
Not to scale



CERTIFICATE OF APPROPRIATNESS

City of Houston

Planning and Development Department, Development Services

AGENDA ITEM: IIIc

HPO File No. 060903

SITE NAME:**SITE LOCATION:** 4035 Norhill Boulevard – Norhill Historic District**Owner:** Mauricio Rodriquez**Applicant:** Diego Reyes, architect

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	Sept-08-2006	Oct-14-2006	Nov-18-2006	Dec-08-2006

SITE INFORMATION:

Lot 1, Block 126, North Norhill Addition, City of Houston, Harris County, Texas. The site includes a one-story, wood frame historic residence and a wood frame garage.

TYPE OF APPROVALS REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Demolish the handi-cap access ramp (later alteration) adjacent to front porch deck on front elevation facing Norhill Boulevard; install metal balustrade railing on left side of porch (removed to access ramp) which will match existing railing on right side of porch and also located at front steps; remove the synthetic, metal siding (later alteration) on all elevations of house and restore original, wood clapboard siding; there are no other proposed changes to the front façade of the house;
- The existing one-story rear wing of house features a shed roof which may not be original to house; the rear addition is to be extended back from the main house the same width as the house; rear addition will be covered with a hip roof which will tie into the rear slope of the main, side gable roof but at a point no higher than the original roof ridge; the overall length of the house with the proposed rear addition will be 60'-10";
- construct a one-story garage at the rear of the dwelling which will be located beyond the proposed one-story rear addition and will be attached to the addition; however, the face of the garage wall will be stepped in 2'-4" to be subordinate to the wall of the house facing W. Melwood; the garage will be constructed on a slab foundation; the garage will be 20'-6" wide facing W. Melwood and 20'-2" deep; a gable end roof with the ridge running east and west will tie into the rear slope of the hip roof of the proposed addition; install a double garage door which will feature no windows or ornamentation;
- the proposed rear addition to the house will feature a one-story porch located on the south elevation (side) of the dwelling; the rear addition and the porch will be constructed on a raised, pier and beam foundation to match existing;; proposed rear addition and garage will feature wood clapboard siding in the same profile as the original wood siding of house which is being restored; siding will be painted; wood cornerboards, water table, trim, eave overhang, fascia and soffit to match existing house; entire house and rear addition will be covered with a composition shingle roof; install wood sash, double hung windows with 1/1 lights in the addition to match existing; the porch on the south side of the house will measure 6'-2" deep and 31'-8" long which will be covered with a hip roof which will tie into the slope of the roof of the rear addition; porch will be placed on raised, pier and beam foundation; porch roof will be supported by three, square wood posts and wood balustrade with stick balusters consisting of 2" X 2" vertical balusters and wood cap rail 42" in height; the east side of the rear porch will be visible from Norhill Boulevard but will be placed a distance of 32'-10" back from the front corner of the original historic house.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic house, built circa 1940, was classified as a one-story, Bungalow and listed as "potentially contributing" due to alterations to the front

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City of Houston

Planning and Development Department, Development Services

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AGENDA ITEM: IIIc**HPO File No. 060903****SITE NAME:****SITE LOCATION:** 4035 Norhill Boulevard – Norhill Historic District

siding and handi-cap ramp at entry porch. The garage, built circa 1950, was listed as "potentially contributing" due to alterations as well.

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

APPROVAL CRITERIA FOR ALTERATION (Rear House Addition):**Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The proposed activity must retain and preserve the historical character of the property;
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☒ ☐ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- ☒ ☐ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- ☐ ☐ ☒ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- ☐ ☐ ☒ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☒ ☐ ☐ (9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;

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City of Houston

Planning and Development Department, Development Services

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AGENDA ITEM: IIIc

HPO File No. 060903

SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

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- ☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- ☒ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

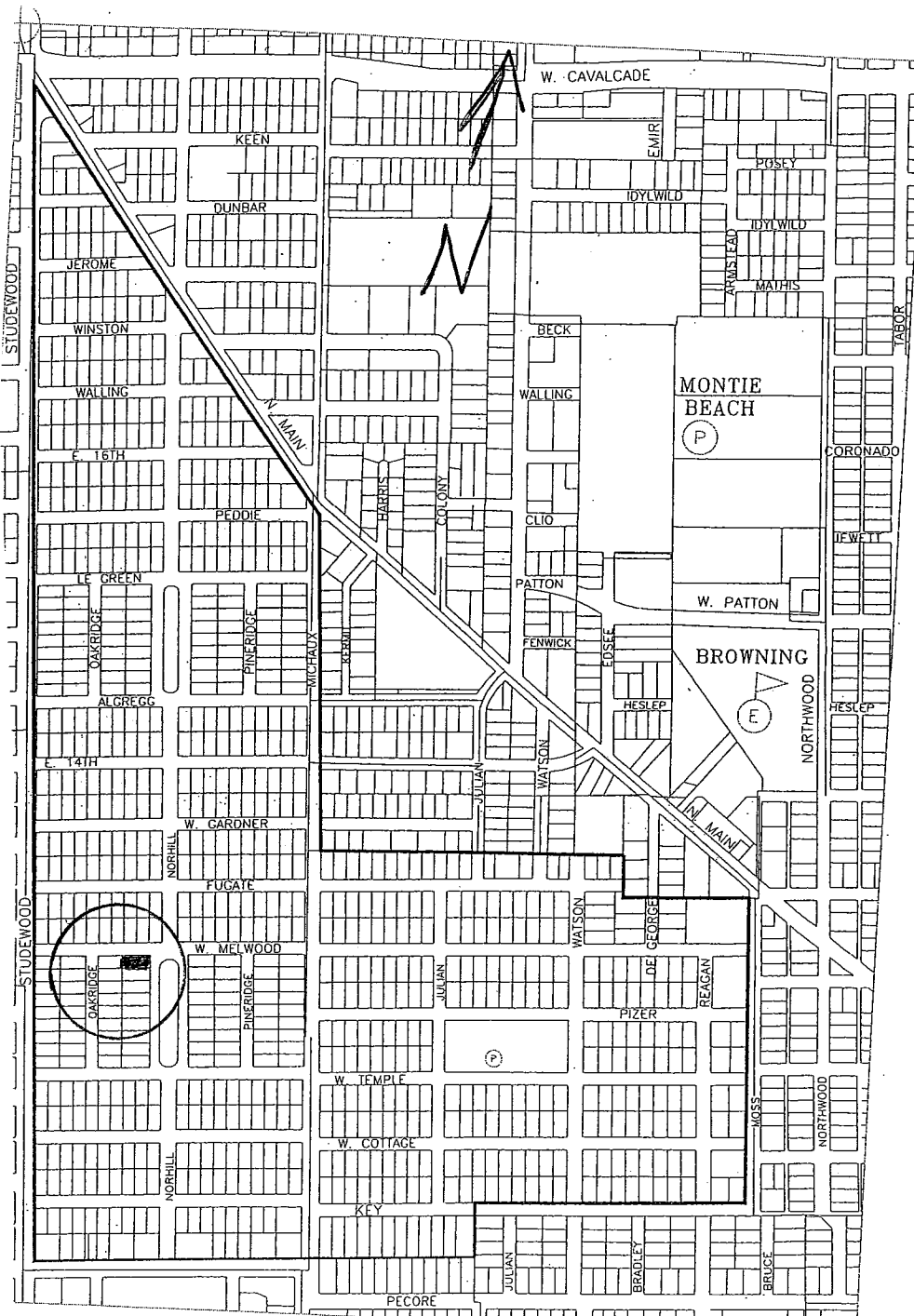
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AGENDA ITEM: IIIb

HPO File No. 060902

SITE NAME:**SITE LOCATION:** 4035 Norhill Boulevard – Norhill Historic District

Site Location Map
Not to scale

**CERTIFICATE OF APPROPRIATNESS**

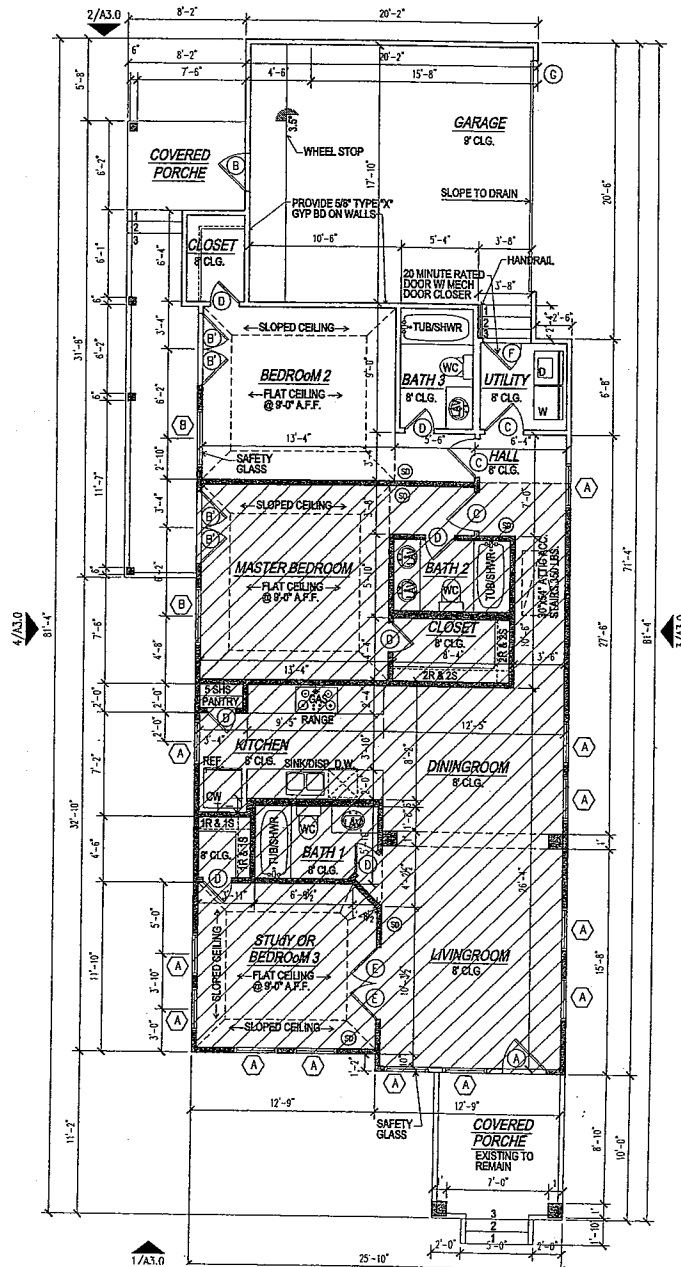
City of Houston

Planning and Development Department, Development Services

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SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

Site Plan – showing Proposed Rear Addition and Garage
Not to Scale

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City of Houston

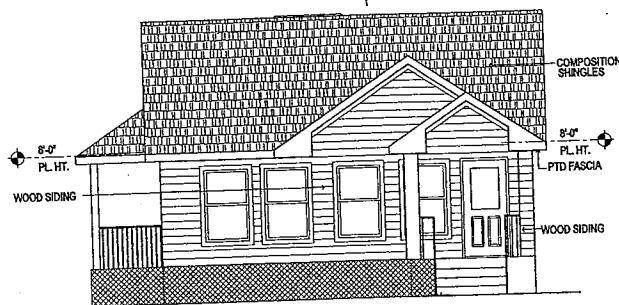
Planning and Development Department, Development Services

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SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

Proposed Rear Addition and Rear Side Porch – East Elevation – facing Norhill Boulevard
Not to Scale



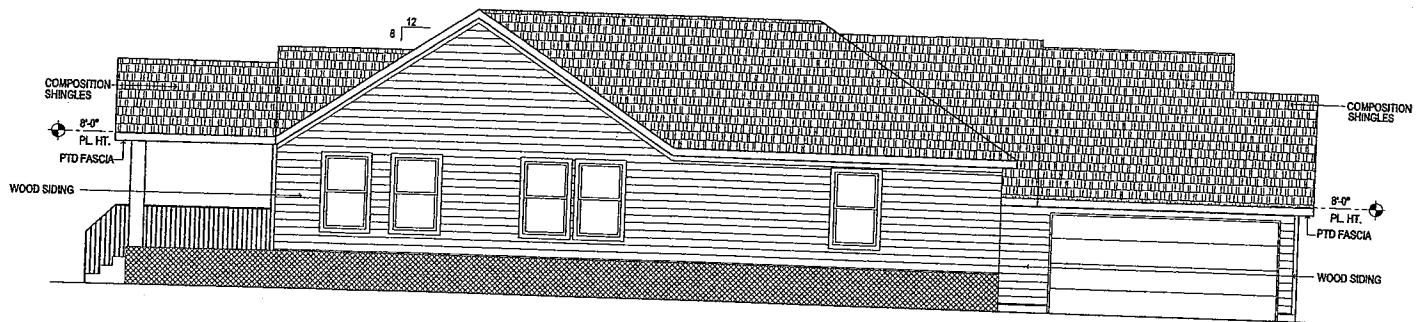
1 FRONT ELEVATION
1/8"=1'-0"

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SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

**Proposed Rear Addition and Garage – North Elevation – (side) - facing W. Melwood
Not to Scale**

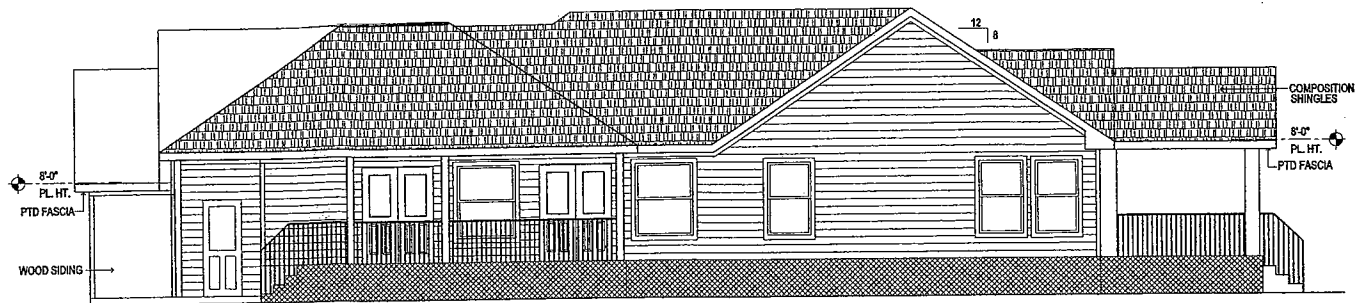


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SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

Proposed Rear Addition and Porch – South Elevation – side
Not to Scale

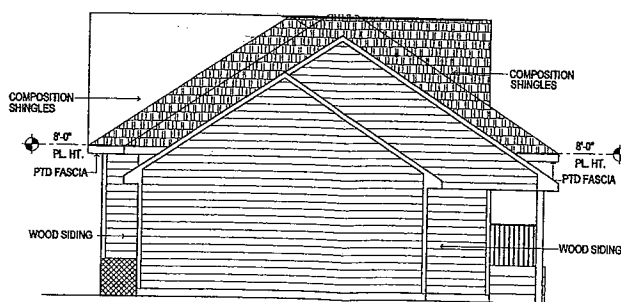


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SITE NAME:

SITE LOCATION: 4035 Norhill Boulevard – Norhill Historic District

**Proposed Rear Addition – West Elevation (Rear)
Not to Scale**



2 BACK ELEVATION
1/8"=1'-0"

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AGENDA ITEM: IIIId**HPO File No. 060904****SITE NAME:****SITE LOCATION:** 924 W. Cottage Street – Norhill Historic District**Owner:** Jorgen E. Jorgensen**Applicant:** Jorgen E. Jorgensen

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	Sept-08-2006	Oct-14-2006	Nov-18-2006	Dec-08-2006

SITE INFORMATION:

Lot 4, Block 220, East Norhill Addition, City of Houston, Harris County, Texas. The site includes a one-story, wood frame historic residence and a wood frame garage.

TYPE OF APPROVALS REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Demolish the existing one-story front porch which exhibits today the original configuration, footprint as well as its historic Bungalow features;
- Construct a one-story porch which will be the same width as the historic home; porch will measure 26'-2 ½" in width and 9'-6 ½" deep; the porch will be constructed on a raised, pier and beam foundation to match existing house; porch overhang, fascia and soffit, watertable and trim to match existing house; porch will be covered with a gable front roof clad in composition shingles; porch will be constructed with a wood deck consisting of tongue and groove flooring; porch roof will tie into the front slope of the main roof of the original house; porch roof will be supported by four, square wood tapered posts mounted on square, brick pedestals; brick for pedestals will be monochromatic in color; wood balustrade railing will consist of wood stick balusters of 2" X 2" vertical balusters with a wood cap rail of a total height of 34"; wood steps without railing leading up to porch deck will be flanked with brick stoops on either side; there will be no balustrade railing on the left side of porch where wood steps, without railing, will descend to driveway; install wood attic louver vent centered in gable front of porch; gable front of porch will be clad with wood, clapboard horizontal siding.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic house, built circa 1925, was classified as a one-story, Bungalow and listed as "potentially contributing" due to the installation of synthetic asbestos siding. The garage, built circa 1940, was listed as "potentially contributing" due to alterations as well.

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

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AGENDA ITEM: IIIId

HPO File No. 060904

SITE NAME:**SITE LOCATION:** 924 W. Cottage Street – Norhill Historic District**Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable.

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☐ ☒ ☐ (1) The proposed activity must retain and preserve the historical character of the property;

The historic building was constructed circa 1925 and is classified as a Bungalow cottage. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Even the Bungalow cottage was constructed in several variations, including one, one-and-a-half and two-story examples. The latter two, however, are not common at all in Norhill. The porches for each type of Bungalow cottage also varied in width and placement -- some being partial width while others were full width being placed in front of the main building. Another variation featured a porch which was inset under the main roof of the bungalow. Norhill even boasts of several variations of the Bungalow duplex. The architectural elements of this particular Bungalow cottage at 924 W. Cottage consist of a partial width porch, placed in front of the main house and to the right side of the building, with a prominent gable front roof. Bungalow porches also featured variations in porch supports, brackets and railings. It is extremely important to retain the unique type of porch that was constructed for that unique type of bungalow. The proposed activity includes the removal of the original, historic front porch and replacing it with a different porch in width, footprint and orientation to the original historic bungalow. While the proposed porch is similar in regards to its features, as found on other Bungalow cottages in the neighborhood, the proposed porch would NOT retain and preserve the historical character of THIS property. The front porch, a significant character element, is not defined just with features, but it is defined by size, placement and how it relates to its location with the entry door, the window fenestration and the original roof of its bungalow cottage. While symmetry was not always the objective, it was usually the norm. This bungalow cottage features the entry door and a window centered under the original porch and therefore, is a unique example of the types of bungalows constructed in Norhill. The proposed re-construction of the porch inappropriately changes the original character of this particular historic building.

- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☐ ☒ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;

The proposed inappropriate activity described in Criteria 1 creates a different appearance than exists for the original historic porch of this unique building.

- ☐ ☒ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;

The proposed activity does not preserve the distinguishing historic qualities and character of THIS building. When any one of its features, such as its original Craftsman porch, is removed or altered,

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AGENDA ITEM: IIIId**HPO File No. 060904****SITE NAME:****SITE LOCATION:** 924 W. Cottage Street – Norhill Historic District

or even replaced with another type of porch not original to the house, the preservation of the distinguishing qualities of this building is not achieved.

The only visible alteration to the character of the building's historic façade, thus far, was the installation of asbestos shingle siding. The inappropriate introduction of the asbestos siding masked the original wood, horizontal bevel siding, which is also one of the building's qualities. Should the applicant be approved to proceed with the removal of the original porch, and rebuild the porch as proposed, the asbestos siding would still need to be dealt with during porch reconstruction, because the synthetic siding has been applied and abuts up against the original porch structural elements. While the removal of the asbestos siding is an activity that is FEASIBLE, as well as desirable, it can be accomplished regardless. However, if the character of the siding is returned during the proposed porch reconstruction, while the original porch is lost, then another more significant defining characteristic is lost in the process – thus the distinguishing qualities and character of the building is NOT preserved.

- ☐ ☒ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;

The proposed activity outlined in Criteria 1 does not maintain distinctive stylistic exterior features, unique to this particular historic bungalow, including its porch location as historically constructed.

- ☐ ☐ ☒ (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;

- ☐ ☒ ☐ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;

There are no missing exterior features of this historic bungalow as it currently exhibits its original porch and as existing, would not warrant introduction of a different porch type, width or placement.

- ☐ ☒ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;

- ☐ ☒ ☐ (9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;

One of the cultural materials being lost is the existing original porch. The installation of a different type porch is not appropriate for this historic building in association with its original size, scale, material and character.

- ☒ ☐ ☐ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and

It appears that the proposed porch is setback an appropriate distance to meet requirements of the Deed Restrictions, since the depth of the porch is similar to the existing one, but a site plan was not provided by the applicant who most likely will need to provide this information before the project can be reviewed by the Deed Restriction Committee.

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: IIIId

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SITE NAME:

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☐ ☒ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

The Proctor Plaza Neighborhood Association Deed Restrictions provide for the neighborhood to have oversight for architectural compatibility of activity within the neighborhood. The applicant must have the project activity reviewed by that committee, and until that condition is met, the project does not comply with this criteria.

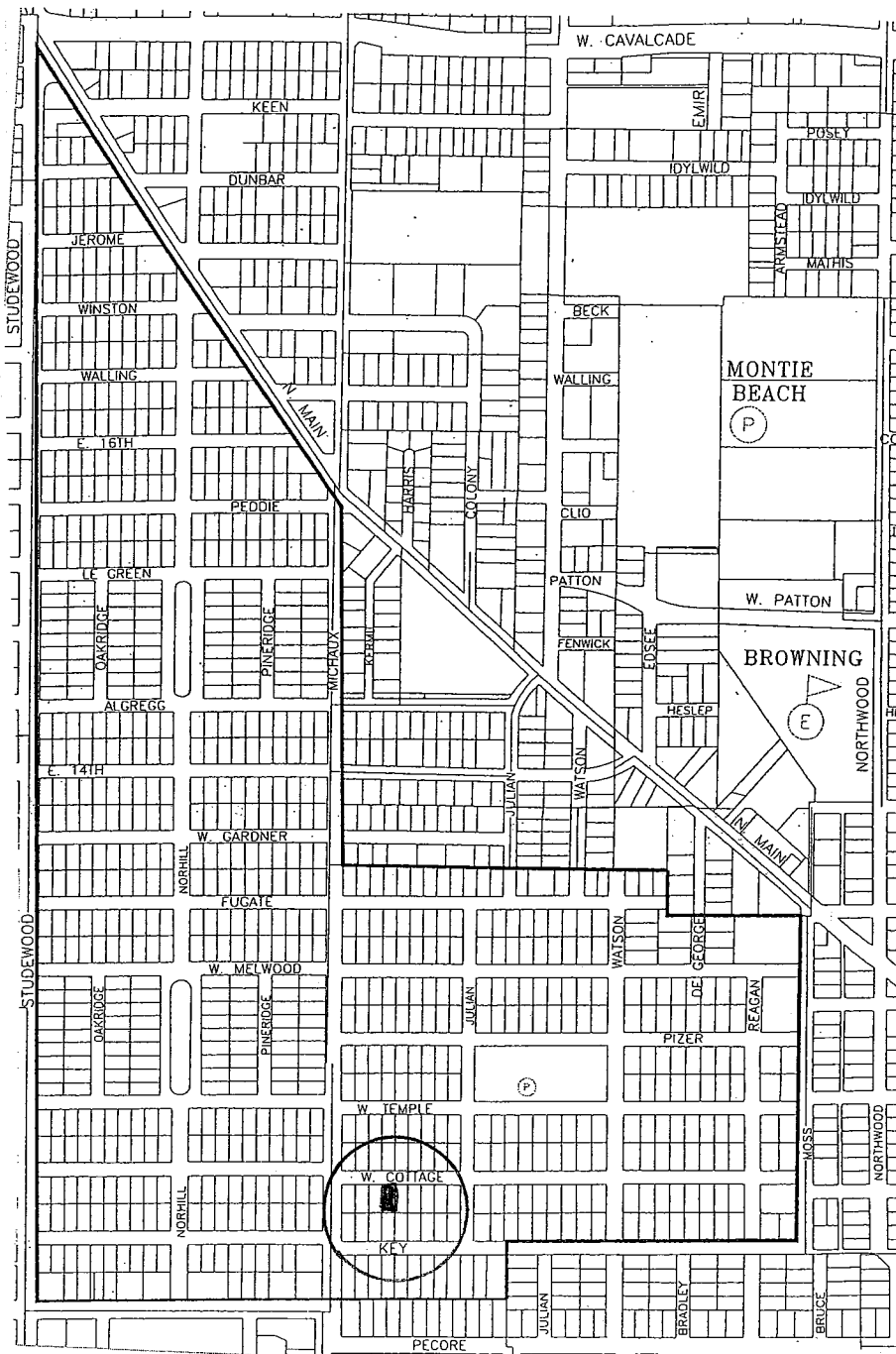
STAFF RECOMMENDATION: Denial of the certificate of appropriateness as requested by the applicant.

CERTIFICATE OF APPROPRIATNESS

HPO File No. 060904

SITE LOCATION: 924 W. Cottage Street – Norhill Historic District

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City of Houston

Planning and Development Department, Development Services

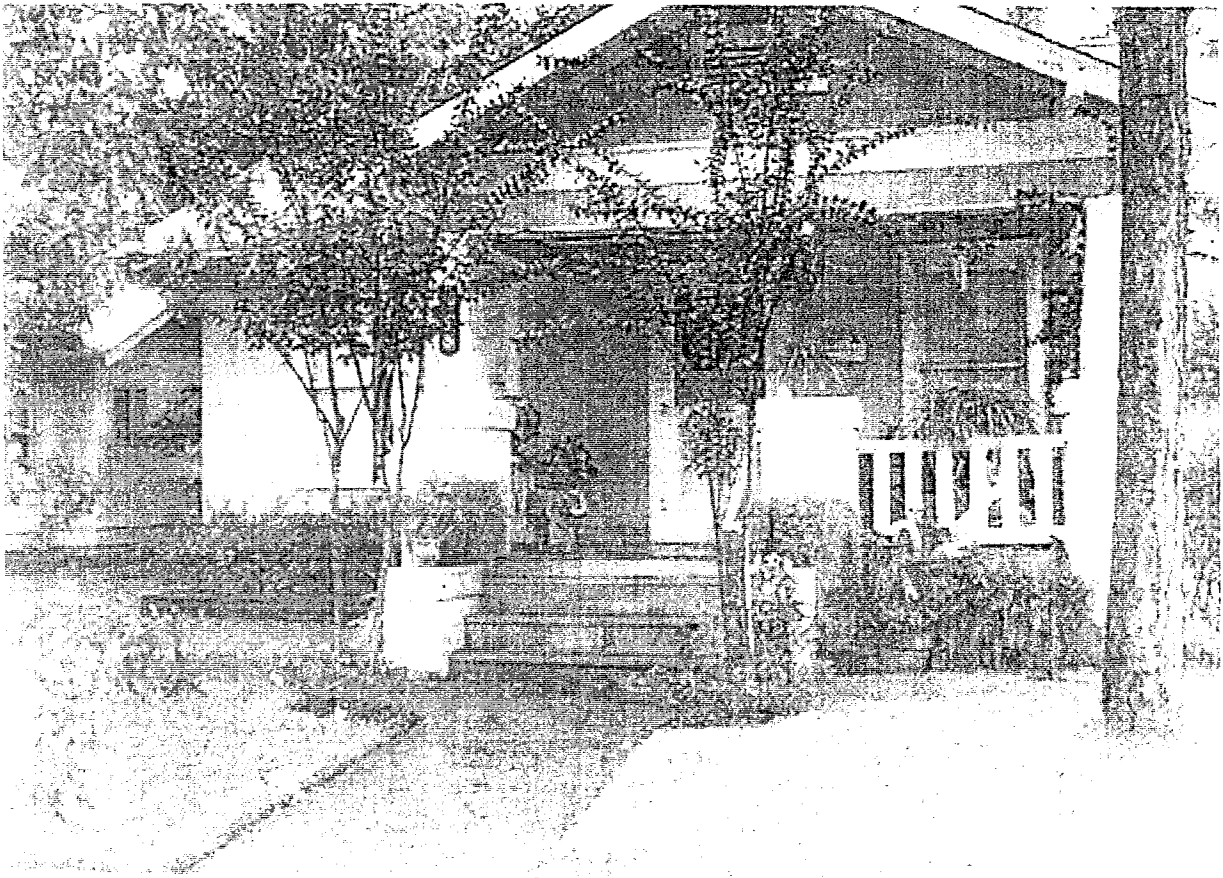
AGENDA ITEM: III d

SITE NAME:

HPO File No. 060904

SITE LOCATION: 924 W. Cottage Street – Norhill Historic District

Existing Historic Building with Original Front Porch
Not to scaleE



CERTIFICATE OF APPROPRIATNESS

SITE NAME:

SITE LOCATION: 924 W. Cottage Street – Norhill Historic District

**Proposed Re-construction of Front Porch – North Elevation – facing W. Cottage
Not to Scale**



CERTIFICATE OF APPROPRIATNESS

City of Houston

Planning and Development Department, Development Services

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